



**Order under Section 31
Residential Tenancies Act, 2006**

File Number: LTB-T-036221-24

In the matter of: 27 GLENSTROKE DR
Scarborough ON M1S3A1

Between: Saralben Rajivkumar Patel
Chintan Ghanshyambhai Gabani
Jaini Patel
Neel Patel
Tenants

And

Roshanak Saberian
Landlord

Saralben Rajivkumar Patel, Chintan Ghanshyambhai Gabani, Jaini Patel and Neel Patel (the 'Tenant') applied for an order determining that Roshanak Saberian (the 'Landlord') :

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.

This application was heard by videoconference on January 21, 2026. Neither the Tenants nor the Landlord were present or represented at the hearing as of 9:15 a.m., although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing.

Determinations:

1. Since the Tenants did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Tenants' application is dismissed.

January 26, 2026
Date Issued

Curtis Begg
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.